SECTION THROUGH BULKHEAD STAIR 'A'

ELEVATOR BULKHEAD
EL = 58.87

STAIR BULKHEAD
EL = 50.17

MAX. PARAPET HEIGHT
EL = 49.80

MAX. BUILDING HEIGHT
EL = 45.50

ROOF DECK
EL = 41.17

ROOF
EL = 40.00

THIRD FLOOR CLG.
EL = 25.50

SECOND FLOOR CLG.
EL = 24.01

SECOND FLOOR
EL = 16.01

B.D. BEAM
EL = 13.61

PARKING SLAB
VARIABLE

RETAIL FLOOR
EL = 0.58 (C.E. = -13.0)

PARKING SLAB
VARIABLE

BANK FLOOR
EL = 0.00 (C.E. = -13.0)

SECTION CUT AT GROWN
OF PARKING SLAB (GRADE
HIGHER FOR DRAINAGE
REFER TO C.E.)

LINE OF EXISTING GRADE
AT SECTION CUT

PARKING C.L.G.
EL = 12.24 (C.E. = 20.56)

LOBBY FLOOR
EL = 5.08 (C.E. = 20.5)
SECTION THROUGH EAST GARAGE ENTRANCE

- ELEVATOR BULKHEAD: EL = 58.87
- MAX. PARAPET HEIGHT: EL = 45.50
- MAX. BUILDING HEIGHT: EL = 45.50
- ROOF DECK: EL = 41.17
- ROOF: EL = 40.00
- THIRD FLOOR CLG.: EL = 26.53
- SECOND FLOOR CLG.: EL = 24.83
- SECOND FLOOR: EL = 16.33
- B.O. BEAM: EL = 13.63
- PARKING SLAB: Varies
- LOBBY FLOOR: EL = 5.08 (C.E. ≥ 20.5)
- RETAIL FLOOR: EL = 0.58 (C.E. = 18.0)
- PARKING SLAB: Varies
- BANK FLOOR: EL = 0.00 (C.E. = 15.4)

GRADE PLANE: EL = 5.33 (C.E. ≥ 20.5)
FINAL GRADE PLANE TO BE COORDINATE W/ CIVIL ENGINEERS

LINE OF EXISTING GRADE AT SECTION CUT

PARKING
April 15, 2020

Mr. Andrew Toth  
AFT Management LLC  
4 Ridgeview Circle  
Armonk, NY 10504

Re: Tree Assessment Services  
100 East Putnam Avenue, Cos Cob, CT

Dear Mr. Toth:

As requested, we visited the referenced property to conduct a tree inventory and perform a condition and risk assessment of the trees. This letter includes the methods and results of our investigation, which we completed on April 10, 2020. In summary, 50 trees were assessed, 31 of which are in poor condition and 18 are in fair condition. One tree is in good condition. We recommend 27 trees be removed based on their condition and/or risk and ten of these trees are considered priority removal trees due to their risk level.

Methodology

Trees with a diameter at breast height greater than or equal to 6 inches were assessed in the western portion of the property. Two types of tree assessment were completed – a Condition Assessment and a Risk Assessment. Assessments were performed by an International Society of Arboriculture (ISA) Certified Arborist holding the Tree Risk Assessment Qualification (TRAQ) credential.

A Condition Assessment was performed consistent within the standards of the “Council of Tree and Landscape Appraiser’s Guide for Plant Appraisal”. Condition indicates the current state of a tree’s health and soundness and is determined through a visual evaluation of the roots, trunk, and scaffold branches, as well as branches, twigs, foliage and buds. The overall health of any given tree is the sum of the condition for all of these woody and vegetative components. The Council’s condition rating system returns a numerical value (1-4) that can then be adapted to “Dead”, “Poor”, “Fair”, and “Good”.

200 TUNICK HILL CRT, SOUTH  
FAIRFIELD, CT 06825  
PHONE: 203.366.6585  
FAX: 203.366.6586  
WWW.WKASSOCIATES.NET
A Risk Assessment was performed in accordance with the Level 2 tree risk assessment (ANSI A300-Part 9) standards. The assessment includes a 360-degree ground-based visual inspection of the crown, trunk, trunk flare, above ground roots, and site conditions around the tree in relation to targets. Each tree is assigned a qualitative risk rating of “Low,” “Moderate,” “High” or “Extreme” using the risk categorization matrices found in the International Society of Arboriculture Best Management Practices: Tree Risk Assessment (Smiley, Matheny, and Lilly 2017). Various and multiple failure scenarios helped determine the tree’s risk rating. The tree defect (i.e., branch, whole tree, codominant stem) with the greatest risk served as the overall tree risk rating. Refer to “Assumptions/Limitations” below for limitations of the tree risk assessment.

**Results**

Due to existing tree conditions, 31 of the 50 assessed trees are in poor condition. One tree is in good condition and 18 trees are in fair condition. The majority of trees are on a steep slope on the western side of the property that has been historically disturbed for development. The invasive Norway maple trees dominant this slope. Due to a lack of maintenance, many of the trees suppressed by the mature trees. English ivy vines are dense at the base of most trees. In some cases, the vines extend the length of tree trunks and are in the tree canopy, further suppressing the trees. The ivy also limits the extent of the visual assessment (i.e. decay in trunks may be hard to detect during a Level 2 risk assessment). Some of these trees show signs of basal and/or trunk decay (as observed through sounding and visual observation). As such, 27 trees are recommended for removal. Ten of these trees are considered priority trees for removal as they carry a moderate or high risk.

**Assumptions/Limitations**

Data provided by WKA are based on observations made at the time of inspection and considers only known targets and visible/detectable conditions of the tree and site consistent with a Level 2 assessment per ANSI A300 (Part 9) standards, the ISA Best Management Practices (Tree Risk Assessment). This level of assessment is consistent with the client solicitation. WKA is not responsible for discovery or identification of hidden or otherwise non-observable hazards. Observations do not include individual testing or analysis and do not include aerial or sub-soil inspection. Any reference to time frame is not a guarantee for tree stability. Records may not remain accurate after inspection due to variable deterioration of the inventoried material. Extreme weather or unforeseeable events may cause tree failure. WKA provides no warranty with respect to the fitness of the tree for any use or purpose whatsoever.

**Conclusions**

We conducted a tree inventory and condition and risk assessment at 100 East Putnam Avenue in Cos Cob, Connecticut and determined that 31 trees are in poor condition and 18 are in fair condition. We recommend 27 trees be removed based on their condition and/or risk and ten of these trees are considered priority removal trees due their risk level. If you should have any questions or comments, please do not hesitate to contact us.

Sincerely,

[Signature]

Carolyn H. Matthews
ISA Certified Arborist
Tree Risk Assessment Qualified

Ref. No. 4480
### 100 EAST PUTNAM

#### MULTI-FAMILY STUDY (6-110g)

(20% AFFORDABLE INCOME)

<table>
<thead>
<tr>
<th>ZONE:</th>
<th>LBR-2</th>
</tr>
</thead>
<tbody>
<tr>
<td>SITE AREA:</td>
<td>33,077 SF</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>REQUIRED/PERMITTED</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>MIN. FRONT YARD SETBACK</td>
<td>25'-0&quot;</td>
</tr>
<tr>
<td>MIN. SIDE YARD SETBACK (st. side of corner lot)</td>
<td>10'-0&quot;</td>
</tr>
<tr>
<td>MIN. SIDE YARD SETBACK (Corner lots - Min on street side)</td>
<td>(3.5'+40&quot;)</td>
</tr>
<tr>
<td>MIN. SIDE YARD SETBACK</td>
<td>6'-10&quot;</td>
</tr>
<tr>
<td>MIN. REAR YARD SETBACK</td>
<td>31'-0&quot;</td>
</tr>
<tr>
<td>MAX. STORIES/HEIGHT</td>
<td>2.5/40'-0&quot;</td>
</tr>
<tr>
<td>MAX. STORIES/HEIGHT (6-110g)</td>
<td>3.5/40'-0&quot;</td>
</tr>
<tr>
<td>MAX. F.A.R</td>
<td>0.5</td>
</tr>
<tr>
<td>MAX. F.A.R (6-110g)</td>
<td>0.90</td>
</tr>
<tr>
<td>MAX. FLOOR AREA (6-110g)</td>
<td>29,768.00 SF</td>
</tr>
<tr>
<td>MAX. BUILDING AREA - 30%</td>
<td>9,923.00 SF</td>
</tr>
<tr>
<td>MAX. LOT COVERAGE - 75%</td>
<td>24,807.00 SF</td>
</tr>
<tr>
<td>USE: OFFICE (GROUP B)</td>
<td>13 SPACES</td>
</tr>
<tr>
<td>USE: RETAIL/COMMERCIAL</td>
<td>10 SPACES</td>
</tr>
<tr>
<td>USE: RESIDENTIAL (1 PER APT UNIT)</td>
<td>22 SPACES</td>
</tr>
<tr>
<td><strong>ACCESSIBLE REQUIRED</strong></td>
<td><strong>2 SPACES</strong></td>
</tr>
<tr>
<td>TOTAL REQUIRED PARKING</td>
<td>45 SPACES</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>PROPOSED FRONT YARD SETBACK (EAST PUTNAM AVE)</td>
</tr>
<tr>
<td>PROPOSED FRONT YARD SETBACK (TAYLOR DR)</td>
</tr>
<tr>
<td>PROPOSED SIDE YARD SETBACK</td>
</tr>
<tr>
<td>PROPOSED REAR YARD SETBACK</td>
</tr>
<tr>
<td>PROPOSED STORIES/HEIGHT (6-110g)</td>
</tr>
<tr>
<td>PROPOSED F.A.R.</td>
</tr>
<tr>
<td>PROPOSED FLOOR AREA</td>
</tr>
<tr>
<td>PROPOSED BUILDING AREA</td>
</tr>
<tr>
<td>PROPOSED LOT COVERAGE</td>
</tr>
<tr>
<td>PROPOSED PARKING</td>
</tr>
</tbody>
</table>

*Minimum required parking.*
EXISTING V.S. PROPOSED

• EXISTING CONDITIONS
  - 2,550 Square Foot M&T Bank with Parking Lot
  - Site Access:
    - One full access driveway on East Putnam Avenue (US Route 1)
    - One full-access driveway on Taylor Drive

• PROPOSED DEVELOPMENT
  - Proposed 28,436.51 sq. ft. Mixed-Use Building
  - Ground Floor: 4,798.52 sq. ft. (Retail, Core, & Residential Lobby)
  - Second Floor: 11,712.49 sq. ft. (Residential & Core)
  - Third Floor: 11,371.02 sq. ft. (Residential & Core)
  - Roof: 689.18 sq. ft. (Lobby & Core)
  - Site Access:
    - Full access on Taylor Drive
100 E Putnam Ave
Cos Cob, CT 06807
Chocoylatte
121 E Putnam Ave
Cos Cob, CT 06807
Griffith Harris
147 E Putnam Ave
Cos Cob, CT 06807
100 EAST PUTNAM AVENUE

Greenwich, CT

SITE LOCATION - NOT TO SCALE
PROPOSED DEVELOPMENT PLAN
PREPARED FOR
100 EAST PUTNAM LLC

100 EAST PUTNAM AVENUE
DATE: NOVEMBER 23, 2019
REVISED: APRIL 5, 2020

ZONE 1,BR 2
TOTAL LOT AREA = 33,077 SF